

A photograph of a white picket fence with a central green sign. The sign features a sun icon and the text 'WELCOME TO Bayville Incorporated 1919'. The background shows green foliage and a stone path in the foreground.

# **Village of Bayville, Nassau Co., NY**

## **Proposed Revisions to Chapter 80, Zoning, of the Village of Bayville Code**

# Overview of Chapter 80



- What is Zoning?
- What are Zoning Districts?
- What is the Basis for the Way that Zones and Uses are Established?
- The Local Laws that are the subject of the public hearing would Affect Only properties in Business Zone Districts

# Village of Bayville





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# Overview of Chapter 80



- **Intent of Laws** – Provide “spark” to revitalize vacant and underutilized properties and enliven Business Zoning Districts
- **Existing Regulations – Apartments are Allowed Presently**
- **Proposed Amendments**
  - Local Law 3 of 2015
    - Amend Section 80-49B
    - Change location where apartments may be located – ground floor
  - Local Law 4 of 2015
    - Amend Section 80-96E
    - Change the distance, from 250 feet to 50 feet, protecting residential neighborhoods from commercial encroachment
  - Local Law 5 of 2015
    - Amend Section 80-3
    - Define Residential Building as one with five (5) or more units.

# Overview of Chapter 80



- **Upon Adoption of Laws:**

- Land Use Application Must be Submitted – Must still be Approved for Special Use Permit
- Determination is Made as to Whether Parcel is Eligible:
  - Must be a Business Zoning District
  - Must be 50 feet away from nearest residence
  - Must be 250 feet away from any other use which has a special use permit
- As a Special Use Permit:
  - Requires public hearing
  - Requires SEQRA (environmental quality review)
  - Requires site plan approval

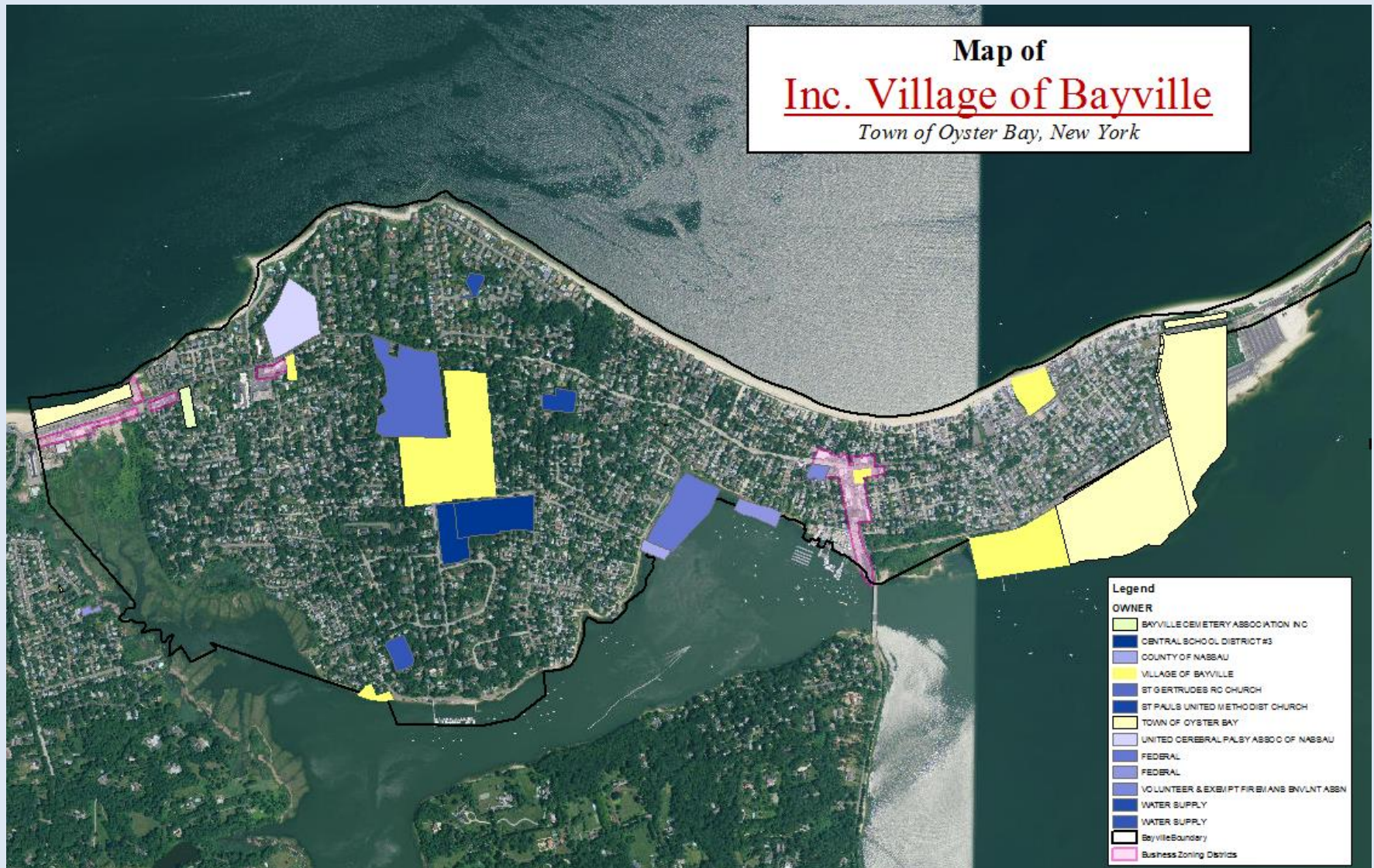


# Effect of Zone Amendments



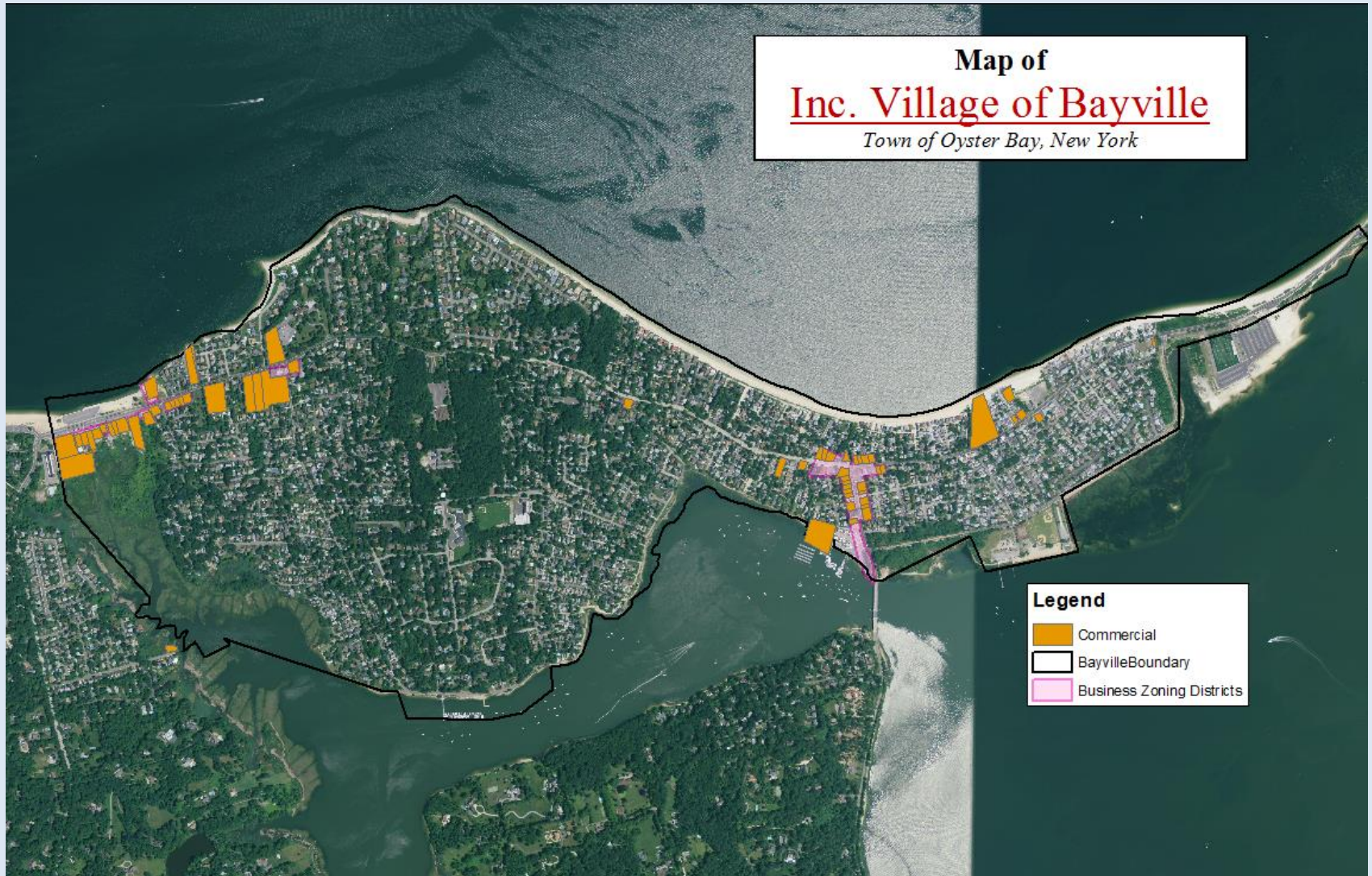


# Effect of Zone Amendments





# Effect of Zone Amendments



# Effect of Zone Amendments



## Perry Ave. Business Zoning District





# Effect of Zone Amendments



## Perry Ave. Business Zoning District

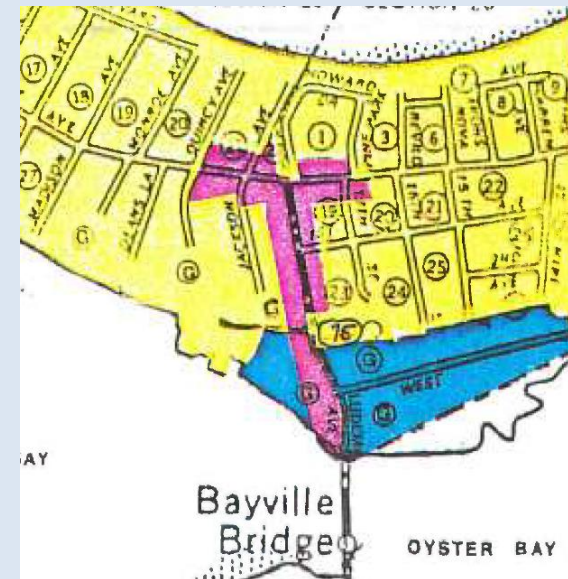
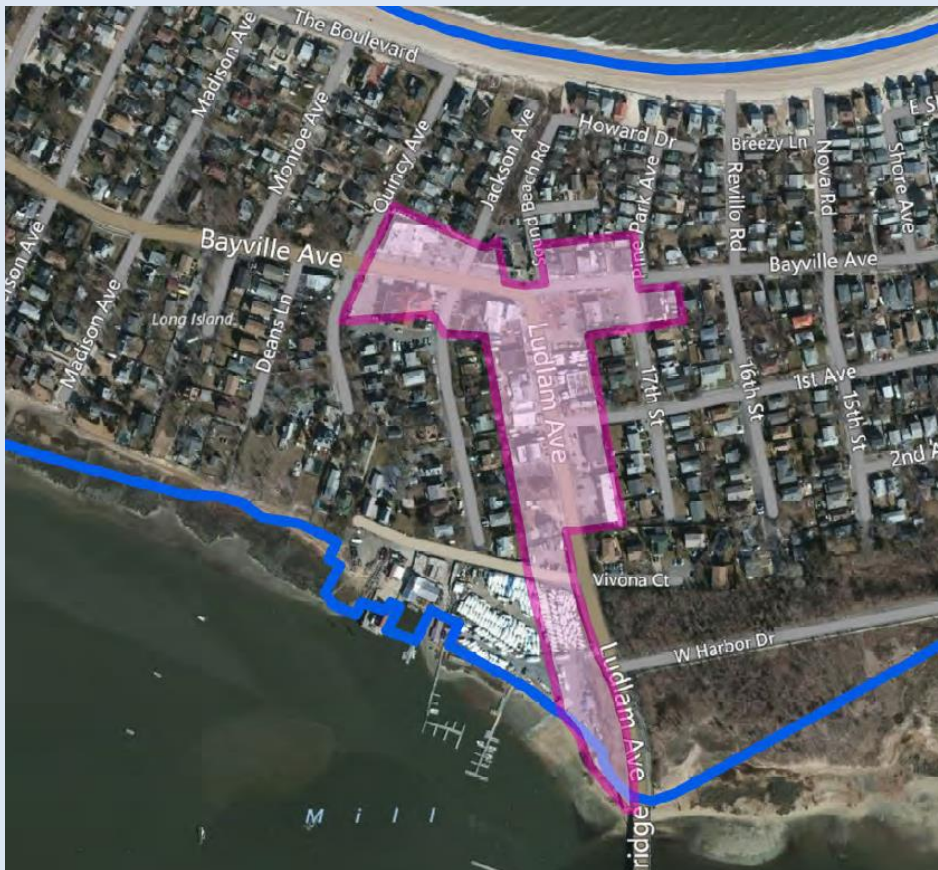


- Property in yellow is residential
- One property is Eligible in this Zoning District

# Effect of Zone Amendments



## Ludlam Ave. Business Zoning District





# Effect of Zone Amendments



## Ludlam Ave. Business Zoning District

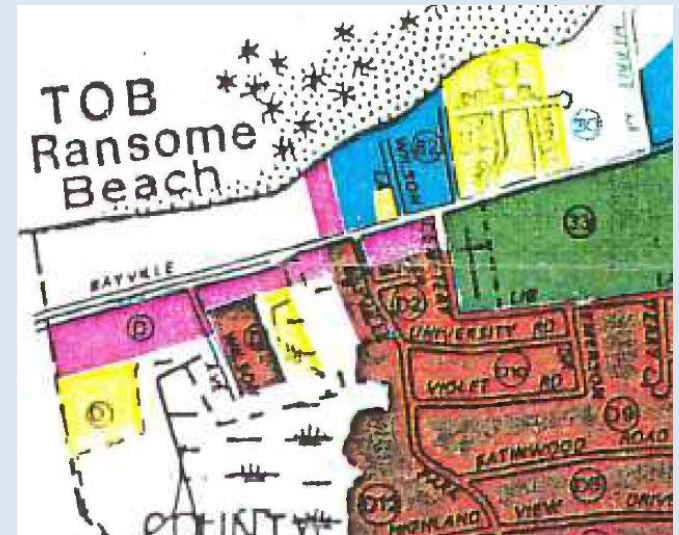


- Property in yellow is residential
- Special use permit cannot be applied to properties within 50 ft
- Not applicable to Ludlam Ave Business Zone

# Effect of Zone Amendments



## “The Stands” Business Zoning District





# Effect of Zone Amendments



## “The Stands” Business Zoning District



- Property in yellow is residential
- Properties are Eligible in this Zoning District

# Effect of Zone Amendments



## “The Stands” Business Zoning District





# Next Steps



## VILLAGE OF BAYVILLE

BAYVILLENY.GOV

JUNE 2015

### Village Board Meeting to Discuss Proposed Modifications to the Village Zoning Code

Dear Residents:

On Monday, June 22, 2015, the Village of Bayville will hold a public meeting regarding proposed changes to the Village zoning code. These proposed modifications address persistent issues of blight and vacancy in the Village's business districts, while strengthening the code and preventing large-scale developments.

With approximately 40 percent of Bayville's commercially zoned properties vacant, underdeveloped or in need of repairs, the Village Board of Trustees is seeking three modifications to local zoning laws to promote responsible development and utilize prime available space without compromising the unique character of Bayville.

Furthermore, these measures are supported by our local Chamber of Commerce, whose members want to work in conjunction with the Village Board to make Bayville's business districts a stronger environment for business, as the proposed changes will strengthen existing small businesses in our community.

# ENVIRONMENTAL REVIEW



- Coastal Assessment Form reviewed and completed
- SEQRA Conducted for Each Amendment subject to SEQRA
  - Local Law 3 of 2015
  - Local Law 4 of 2015
- Maximum Number of Properties would likely be 3-4 and up to 16 dwelling units; must compare to what could be constructed – commercial or upper level residential
- While the Zone amendments would result in some limited change for several properties, no “significant adverse” impacts



